

Procedures for Accessing HOME Funds

In an effort to streamline the multi-family application process, developers applying for Rental Housing Tax Credits (RHTCs) may simultaneously request funds from the HOME Investment Partnerships Program (HOME). If you are applying for RHTCs for any development and want to also access HOME funds, you must indicate the HOME funding request on the “Multi-Family Housing Finance Application” and submit additional documentation as instructed in the “Multi-Family Housing Finance Application – HOME Supplement.” Outside of this process, applications for HOME financing for a RHTC development will only be considered in accordance with IHFA’s Housing from Shelters to Homeownership application criteria.

In the event that an application is competitive for RHTCs but either (1) the application fails the HOME threshold review; or (2) HOME funds are not available to award, IHFA will allow the applicant to submit additional information to identify other means of filling the development's financing gap. Upon timely receipt of requested information, these applications will continue to be allowed to compete for an allocation of RHTCs.

Applicants who receive HOME funds should be aware that additional Federal regulations and State requirements accompany this program. HOME regulations are found at 24 CFR Part 92. In particular, affordability requirements may be more stringent than the RHTC program. Applicants should carefully review these regulations when requesting HOME funding. IHFA strongly encourages applicants to consult with legal and accounting advisors due to the complexity of these programs.

Technical Assistance

IHFA’s Development Specialists are available to answer questions you have about applying for HOME funds. The Specialist for your county can be reached by calling (317) 232-7777 or toll-free at (800) 872-0371.

HOME Program Eligibility

Eligibility will be determined based on:

1. Whether the development demonstrates a need for HOME funds in order to make a greater number of units affordable to lower income households.
2. Whether the development meets State and Federal requirements of all programs for which it is applying.
3. If the development ranking is sufficient for it to be awarded RHTCs pursuant to the Tax Credit process.
4. The availability of HOME funds.

Eligible Applicants

The award of HOME funds will be made as follows:

1. State-Certified Community Housing Development Organization (CHDO) – HOME funds will be provided in the form of a forgivable loan to state-certified CHDOs that are the 100% general partner or member.
2. Not-for-Profit Organizations – HOME funds will be provided in the form of a forgivable loan to not-for-profit organizations that are the 100% general partner or member.
3. Limited Partnerships (LP) or Limited Liability Companies (LLC) – For developments where a state-certified CHDO or not-for-profit organization is not the 100% general partner or member, HOME funds will be loaned to the ownership entity. If the LP or LLC has not yet been formed, the applicant for HOME funds should be the general partner or member. If a HOME award is made to the development, the loan documents must be executed by the LP or LLC.

Eligible applicants do not include primarily religious organizations. HOME funds may not be provided to primarily religious organizations, such as churches, for any activity including secular activities. In addition, HOME funds may not be used to rehabilitate or construct housing owned by primarily religious organizations or to assist primarily religious organizations in acquiring housing. However, HOME funds may be used by a secular entity to acquire housing from primarily religious organizations, and a primarily religious entity may transfer title to property to a wholly secular entity and the entity may participate in the HOME program in accordance with the requirements of this part. The entity may be an existing or newly established entity (which may be an entity established, but not controlled, by the religious organization). The completed housing activity must be used exclusively by the owner entity for secular purpose and available to all persons, regardless of religion. In particular, there must be no religious or membership criteria for tenants of the property.

HOME Award Limitation

The maximum HOME request is \$300,000.

Maximum HOME Subsidy Limits

IHFA has established a per unit subsidy limitation for HOME-assisted units of \$35,000 for 0-bedroom units, \$40,000 for 1- and 2-bedroom units, and \$50,000 for units with 3 or more bedrooms.

Development Location

HOME funds are available statewide for the development of transitional housing. Otherwise, applications for developments located within the following participating jurisdictions are not eligible for HOME funds.

Anderson
Bloomington
East Chicago
Evansville
Fort Wayne

Gary
Hammond
Indianapolis*
Lake County
Muncie

St. Joseph County Consortium
Terre Haute
Tippecanoe County Consortium



*Developments located in the Cities of Beech Grove, Lawrence, Speedway, Southport, and the Town of Cumberland located in Hancock County are eligible for HOME funding from IHFA, even if it is not for transitional housing.

Award Term

The HOME award must be fully expended within a 24-month term.

Uses of HOME Funds

HOME funds may be used for acquisition, construction or rehabilitation hard costs, and testing for lead hazards for HOME-assisted units. HOME funds may not be used toward the refinancing of existing permanent debt.

HOME funds may assist rental or transitional housing. These units can be in the form of traditional apartments or single-room-occupancy units (SROs). SRO housing consists of single room dwelling units that are the primary residence of the occupant(s). If the development consists of conversion of non-residential space or reconstruction, SRO units must contain either kitchen or bathroom facilities (they may contain both). For developments involving acquisition or rehabilitation of an existing residential structure, neither kitchen nor bathroom facilities are required to be in the unit. However, if individual units do not contain bathroom facilities, the building must contain bathroom facilities that are shared by tenants.

HOME funds are not available for units identified as part of an approved RHTC lease-purchase program, unless the purchase will occur after the termination of the HOME affordability period. In such case, the assisted units will be considered rental for purposes of the HOME award. Prior to the HOME affordability period expiration, IHFA will consider requests to permit tenants to purchase HOME-assisted rental units on a case-by-case basis only.

Form of Assistance

1. HOME awards to state-certified CHDOs or not-for-profit 501(c)(3) or (4) organizations will be in the form of a forgivable loan when the applicant is the 100% general partner or member of the LP or LLC. If the CHDO or not-for-profit structures the HOME funds into the development as an amortized or deferred loan, they will be permitted to retain the repayments of principal and interest for use in other affordable housing developments. The CHDO or not-for-profit may use the repayment stream (both principal and interest): (1) to buy the property at the end of the partnership; (2) to pay the exit fees for other partners in the development at the end of the affordability period; (3) to provide services to the tenants of the particular development; (4) to exert influence over the conditions of sale of the property; or (5) for the organization's other affordable housing activities that benefit low-income families.
2. Alternatively, for developments where a CHDO or not-for-profit organization is not the 100% general partner or member, IHFA will provide the HOME funds as an amortized or deferred loan to the LP or LLC. If such an entity has not yet been formed, the applicant for the HOME funds should be the general partner or member, but all award documents must be executed by the LP or LLC. Principal and interest payments on these awards may be either deferred or amortized. The applicant may propose a loan term for up to 17 years (up to 2 years as a construction loan and 15 years as permanent financing). The interest rate is proposed by the applicant. The applicant must demonstrate in their application that the interest rate proposed is necessary in order to make the HOME-assisted units

affordable. The HOME loan must be fully secured. While it can be subordinated to other financing, there must be sufficient collateral to fully cover the amount of the loan.



Threshold Criteria

1. The applicant must have indicated its intention to request HOME financing on an Intent to Submit Form submitted to IHFA by the published deadline.
2. On or before the application deadline, the applicant must provide all documentation as instructed in the “Multi-Family Housing Finance Application – HOME Supplement.”
3. The Development must meet all the requirements of this Schedule and 24 CFR Part 92.
4. One hundred percent (100%) of the HOME-assisted units must benefit households at or below 60% of the area median income (AMI), adjusted for family size.
5. If a balloon payment is proposed, the applicant must demonstrate that it has received a commitment from a third party lender for financing that will repay the HOME balloon amount.
6. If the applicant has previously been involved with funds under any IHFA program, the applicant and any related party must not:
 - a. Be on any IHFA suspension list.
 - b. Exceed the award cap in the 12 month period prior to the application deadline as applicant or subrecipient of HOME and CDBG funding through the Housing from Shelters to Homeownership program and HOME/RHTC awards. If IHFA receives more than one application in a single funding round where the requests would force the applicant to exceed the cap, the applications will not be considered for funding in that round. Not-for-profit and CHDO applicants are limited as given in the table below for their entire service area, and they may not exceed \$750,000 within any single county of their service area. The general partner(s) of LP and member(s) of LLC applicants are limited to \$1,250,000 within the 12 month period, and they may not exceed \$750,000 within a single county. For joint ventures, the funding attributed to each partner or member will be proportionate with its share of ownership of the general partnership or membership.

Not-For-Profit Organization or CHDO Service Area	12 Month Award Cap
1 community or 1 county	\$ 750,000
2 - 3 counties	\$1,000,000
4 + counties	\$1,250,000

7. The applicant, administrator, and any related party must pass IHFA’s performance evaluation of time elapsed versus funds drawn as of the application deadline for all non-expired HOME or CDBG Housing from Shelters to Homeownership or HOME/RHTC awards for which it serves as an applicant, subrecipient, or administrator. This is calculated by taking the percent of time that has expired on an award since the board award date and subtracting the percent of funds that have been expended. Funds expended will only count if the draw request is received by IHFA by the application deadline. Only whole months that have expired will be counted. Good (<0%) and acceptable (0-15%) ratings will pass threshold. Applicants with a poor (16-30%) rating will be carefully reviewed to determine performance capability. Applicants with unacceptable (>30%) performance will fail threshold. A six-month grace period will be allowed for new awards (i.e., For 6 months after the board award date, awards will not be required to meet these same criteria).
8. IHFA reserves the right to disqualify from funding any application where the applicant or a related party has a history of disregarding the policies, procedures, or staff directives associated with administering any IHFA program or programs of other funders, such as the U.S. Department of Housing and Urban Development (HUD), Rural Development, or Federal Home Loan Bank.

Note: During funding rounds when award recommendations fall below IHFA's internal funding goals, IHFA may, in its sole discretion, request additional information to be submitted for applications identified as being incomplete, having technical errors in the resolution, or having technical errors in the assurances and certifications. Upon timely receipt of requested information, these applications may then be allowed to compete for HOME funding. However, they would only be recommended for funding after all complete applications have been recommended for funding.

Occupancy Restrictions/HOME Rent Limitations

One hundred percent (100%) of the HOME-assisted units must be occupied by households whose incomes are at or below 60% of the area median income, adjusted for household size, with rental rates (including tenant-paid utilities) that do not exceed the 60% AMI Rent Limit as published annually by IHFA's Community Development Department.

If an SRO unit does not have kitchen or bathroom facilities, or has either of these but not both, the maximum SRO rent will be the lesser of 75% of the Fair Market Rent or 100% of the applicable rent limit for an efficiency. For an SRO unit with both kitchen and bathroom facilities, the maximum SRO rent will be 100% of the applicable rent limit for an efficiency.

Rent limits do not include food or the costs of supportive services but do include the cost of any tenant-paid utilities. You must subtract from the published rent limit an approved utility allowance for all utilities for which the tenant will be responsible.

If the applicant proposes to receive all or a portion of the rent payment via a tenant based rental subsidy, the total tenant rent cannot exceed the published rent limits for the applicable income level. For example, a tenant residing in a unit set-aside for households at or below 60% of the area median income has a voucher that pays \$100 of his/her rent, and the published utility allowance for tenant paid utilities for the unit is \$50. If the published 60% Rent Limit is \$300, the tenant paid portion of rent cannot exceed \$150 (\$300 Rent Limit - \$100 Section 8 Voucher - \$50 Utility Allowance = \$150 Maximum Tenant Paid Portion).

All tenants who occupy HOME-assisted units must be income recertified on an annual basis. Section 8 definition of household income applies.

Tenant and Participant Protections

All leases between a tenant and an owner of HOME-assisted units must be for not less than one year, unless by mutual agreement between the tenant and the owner. In addition, 24 CFR 92.253 sets forth certain provisions that must be included in any rental agreement and other provisions that are prohibited.

Minimum Periods of Affordability

The HOME-assisted units must meet affordability requirements for not less than the applicable period specified in the following table, beginning at development completion. The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. The affordability requirements must be imposed by deed restrictions or covenants running with the land. Please note that the HOME affordability period may differ from that of the RHTC program.

The affordability period terminates only upon foreclosure or transfer in lieu of foreclosure. IHFA may use purchase options, rights of first refusal, or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be

revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property.



Rental Housing Activity	Minimum Period of Affordability
Rehabilitation or acquisition of existing housing - Less than or equal to \$40,000 HOME funds per HOME-assisted unit	10 years
Rehabilitation or acquisition of existing housing - Greater than \$40,000 HOME funds per HOME-assisted unit	15 years
New construction or acquisition of newly constructed housing	20 years

Property Standards

- The completed development must meet the more stringent of the local rehabilitation standards or the Indiana State Building Code.
- The development must meet the accessibility requirements at 24 CFR Part 8, which implements Section 504 of the Rehabilitation Act of 1973.
- Covered multi-family units, as defined at 24 CFR 100.201, must meet the design and construction requirements at 24 CFR 100.205, which implements the Federal Fair Housing Act Amendments of 1988.
- Newly constructed units must meet additional energy efficiency standards for new construction as described in 24 CFR 92.251. Namely newly constructed housing must meet the current edition of the Model Energy Code published by the Council of American Building Officials.

Allocating Costs in Mixed-Income Developments

HOME funds may only pay actual costs related to HOME-assisted units. If the units in a development are comparable (in terms of size, features and number of bedrooms), then the actual costs can be determined by pro-rating total development costs. HOME funds could pay the pro-rated share of the HOME-assisted units. When units are not comparable, the applicant must allocate the HOME costs on a unit-by-unit basis, charging only actual costs to the HOME program. Because units in rental developments with the "floating" HOME designation must be comparable, an applicant should always pro-rate costs in these developments. When units are generally comparable but vary slightly in size or amenities, a combination of the two approaches may be used.

Unit Size - Comparability in size is defined by the bedroom count and square footage of individual units. Not all units with the same number of bedrooms are comparable in size. If there is a substantial difference in the square footage of two units with the same number of bedrooms, the units are not considered comparable.

Amenities - Comparability in amenities means similar fixtures, appliances and other features. In many mixed-income developments, to receive varying rents, the quality and types of amenities may vary among units. For instance, a development might charge a higher rent for a unit with wall-to-wall carpeting, garbage disposal, dishwasher, and finer fixtures than for a unit without these amenities. This type of development does not typically have comparability of units, unless there is an equal distribution of assisted and non-assisted units that have these amenities.

Common Costs - Common costs are costs incurred for acquisition of improved or unimproved real property that benefits all residents of units in a development, rehabilitation or construction of shared systems (heating, plumbing, roofing) or shared facilities (community rooms, laundry facilities located in

residential buildings); and on-site improvements. Costs associated with a development's on-site management office or the apartment of a resident manager may be counted as common costs. The manner in which the costs for common elements of a project may be charged is dictated by the method chosen for allocating costs.

For further guidance regarding allocating costs in mixed income developments, refer to HUD CPD Notice 98-02.

HOME Match Requirements

The HOME program requires a twenty-five percent (25%) match. Match is a requirement established by Federal regulation rather than State policy. Applicants are strongly encouraged to read 24 CFR 92.220 and HUD CPD Notice 97-03 for detailed regulatory information regarding HOME-eligible match before applying for HOME funds.

Eligibility of Contributions to HOME-Assisted and HOME Match-Eligible Housing

Form of Match	HOME-Assisted Housing	HOME Match-Eligible Housing
Cash	X	X
Foregone Taxes, Fees and Other Charges	X	
Donated Land or Other Real Property	X	X
On-site and Off-site Infrastructure	X	
Proceeds from Affordable Housing Bonds	X	X
Donated Site Preparation and Construction Equipment	X	X
Donated or Voluntary Labor and Professional Services	X	X
Sweat Equity	X	X
Supportive Services	X	
Homebuyer Counseling Services	X	
Donated Use of Site Preparation and Construction Equipment	X	X

HOME-Eligible Match

The types of match for HOME-assisted units include, but are not limited to:

- Cash contributions permanently dedicated to the HOME program from non-federal funds and not donated by the applicant or the designated property owner.
- Program income from a federal grant earned after the end of the award period if no federal requirements govern its disposition; i.e., program income generated from the Rental Rehab Program.
- Grant equivalent of the present discounted value of the yield foregone in a below-interest rate loan. *(Please note: Match from Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) funds that are loaned to the RHTC development will be calculated as the grant equivalent of the present discounted value of the yield foregone in a below-interest rate loan.)*

- The present discounted, cash value, based on customary and reasonable means for establishing value, of foregone State or local taxes, fees, or other charges that are normally and customarily imposed or charged.
- The appraised value of donated land or buildings, except those already owned by the applicant or a principal in the development, less any debt that remains as a lien against the property. Property may also be eligible as a partial donation if it is offered to the applicant at below market value and if the offeror submits a written declaration that the difference between market value and the sale price is intended as a contribution to affordable housing.
- The cost, not paid with federal resources, of on-site or off-site infrastructure improvements that are directly required for the HOME-assisted development. The infrastructure must have been completed no earlier than 12 months before HOME funds are committed to the project.
- Donated site-preparation or construction materials, not acquired with federal funds, or the reasonable rental value of the donated use of site preparation or construction equipment.
- Volunteer skilled or unskilled labor and donated professional services. Unskilled labor is currently calculated at the rate of \$10 per hour.
- The direct cost of supportive services provided to families residing in HOME-assisted units during the affordability period. The supportive services must be necessary to facilitate independent living or be required as part of a self-sufficiency program.
- Contributions to non-HOME-assisted but HOME-eligible developments, if certain federal requirements are met (income eligibility of occupants, property standards, rent limits, project occupancy requirements, affordability period, and tenant protections).
- Neighborhood Assistance Program (NAP) Tax Credits.
- Build Indiana Fund grants.

Ineligible Forms of Match

- Contributions made from federal resources, including Community Development Block Grant and Community Services Block Grant funds.
- The interest rate subsidy attributable to federal tax-exemption on financing or the value attributable to RHTCs.
- Owner equity or investment in a development.
- Cash or other forms of contributions from applicants or recipients of HOME assistance or contracts, or investors who own, are working on, or propose to apply for assistance for a HOME-assisted development.
- Funds used for award administration or environmental review expenses.

Contributions to HOME Match-Eligible Housing

Contributions to housing that is not assisted with HOME funds, but which would otherwise qualify as affordable under the HOME Program, may be counted as match. The table below summarizes the HOME match-eligible housing requirements.

HOME Program Requirements Applicable to Affordable Housing Counted as Match

Rental Housing	Income determinations	24 CFR 92.203
	Property standards	24 CFR 92.251
	HOME rents	24 CFR 92.252
	Development occupancy requirements	24 CFR 92.252
	Periods of affordability	24 CFR 92.252(e)
	Tenant protections	24 CFR 92.253(a) & (b)

Contributions to nonaffordable units or to commercial space in HOME-match eligible developments are not eligible match. 24 CFR 92.219(b) lists the HOME requirements that the housing or rental assistance must meet if contributions are to be eligible match.

IHFA will execute a written agreement with the owner of the housing that enumerates and imposes the applicable requirements. IHFA has established procedures to monitor these HOME match-eligible developments to ensure continued compliance with the requirements throughout the period of affordability.

Examples of Match Contributions in Partially HOME-Assisted and Mixed-Use Developments

1. A building consists of 100 units. Sixty of the units will be HOME-assisted. Because more than 50% of the units in the development will be HOME-assisted, the applicant can count its contribution to the 40 non-assisted units as match. The contribution to these 40 non-assisted units can be counted as match regardless of whether the units qualify as affordable.
2. A building consists of 100 units. Forty of the units will be HOME-assisted. Because less than 50% of the units in the development are HOME-assisted, the applicant cannot count contributions to the non-assisted units as match.
3. A building consists of 100 units. Forty of the units will be HOME-assisted. Twenty-five of the non-HOME units will be assisted under a non-Federal housing program and will qualify as affordable housing for purposes of the HOME Program (HOME match-eligible). The remaining 15 units will not qualify as affordable housing. Although less than 50% of the units in the development are HOME-assisted, the applicant can count HOME eligible contributions to the 25 non-HOME units that will qualify as affordable as match.
4. The floor space of a mixed use building is 60% residential and 40% commercial. The residential portion of the building consists of 10 units that will all be assisted with HOME funds. Because at least 51% of the floor space is residential, HOME eligible contributions to the commercial portion of the building can be counted as match.
5. The floor space of a mixed use building is 60% residential and 40% commercial. The residential portion of the building consists of 10 units. Six of the units will be assisted with HOME funds. The remaining 4 units will not meet the HOME affordability requirements. Because at least 51% of the floor space is residential, the applicant's contribution to the commercial portion of the building can be counted as match. In addition, because more than 50% of the residential units will be HOME-assisted, HOME eligible contributions to the nonaffordable units can be counted as match.
6. The floor space of a mixed use building is 60% residential and 40% commercial. The residential portion of the building consists of 10 units. Three of the units will be assisted with HOME funds. The remaining 7 units will not meet the HOME affordability requirements. Although more than 51% of the floor space is residential, contributions to the commercial portion of the building cannot be counted as match because less than 50% of the residential units will be HOME-assisted.

Underwriting Criteria

IHFA is required to complete a subsidy layering review any time a development receives HOME funds along with other governmental subsidies to assure that the development is not being overly subsidized. In reviewing requests for HOME funds in conjunction with RHTCs, IHFA will utilize the underwriting analysis completed in accordance with criteria as given in the current Rental Housing Tax Credit Qualified Allocation Plan for the State of Indiana.

Recipients of IHFA HOME funds will be required to resubmit their 15-year proforma and operating expense projections to the Community Development Department with their completion reports and close-out documents. IHFA will compare this information with the original application. If there are any changes that would have originally resulted in a lower award amount, the applicant may be required to repay a portion of the award.

Resolution Requirements

Applicants of HOME funds must submit an original borrowing resolution adopted by their governing body or board of directors (see sample resolution provided in the Multi-Family Housing Finance Application – HOME Supplement). The resolution must be signed by the chief elected officer of the applicant's governing body or board of directors.

The resolution must address the current HOME request. If an applicant applies during a funding round but receives no funding, a new resolution must be adopted by the applicant's governing body for any subsequent application submittals. The resolution must:

- State the application due date;
- State the maximum amount of the HOME request;
- Authorize submission of the HOME loan application to IHFA;
- State the amount of matching funds being committed to the development;
- Commit the applicant to provide the required match amount, even if match is to be provided through an outside source. The legal applicant is ultimately responsible for the match liability and must commit to the liability through this resolution; and
- State the anticipated source of the match.

HOME Assurances and Certifications

Applicants are required to submit an original, fully executed HOME Assurances and Certifications form. Applicants that receive HOME funding are bound by the content of the form. Applicants should seek the guidance of their legal counsel. The Assurances and Certifications form must be signed by the applicant's chief executive officer and must be notarized.

Environmental Review

A complete environmental review must be performed to meet the requirements of the National Environmental Policy Act (NEPA) prior to application submission. The applicant is required to complete the environmental review process and submit the environmental review record to the appropriate IHFA Development Specialist on or before the application deadline. Applicants for single site activities must also submit documentation demonstrating they have completed the Section 106 review on or before the application deadline. On average, an environmental review takes 60 to 90 days to complete. If the development involves an historic structure or construction on a site of known archaeological significance, approval may take much longer or construction may be prohibited entirely. The environmental review procedures and forms may be downloaded from IHFA's website at www.indianahousing.org.

Davis-Bacon Labor Standards



Any contract for the construction or rehabilitation of affordable housing with 12 or more HOME-assisted units must contain a provision requiring that wages paid to all laborers and mechanics be not less than the prevailing wage of the locality, as predetermined by the Secretary of Labor. In addition, such contracts are subject to the overtime provisions of the Contract Work Hours and Safety Act.

Davis-Bacon developments of five or more stories are subject to commercial wage rates. Davis-Bacon developments of less than five stories that involve significant commercial development may also be subject to the commercial wages. All other Davis-Bacon developments will be subject to residential wage rates, which may be significantly lower than commercial wage rates.

Any development that is subject to Davis-Bacon wage rates is required to get an initial wage decision from IHFA prior to application submission. For further instruction, contact your Development Specialist.

Section 3 Requirements

Any recipient receiving in excess of \$200,000 in HOME funds or any contractor with an individual contract in excess of \$100,000 in HOME funds is subject to the Section 3 provisions of the National Affordable Housing Act. These provisions require the recipient or contractor to take steps to hire low-income individuals from the development area for open positions.

Equal Opportunity and Fair Housing

Recipients of HOME funds must comply with all Federal fair housing laws and regulations, including affirmative marketing and anti-discrimination policies. In addition, recipients must make an effort to solicit minority contractors and subcontractors for any work that will be contracted.

Affirmative Marketing

Rental developments consisting of 5 or more HOME-assisted units under common ownership or developed by a single entity must utilize IHFA's HOME Affirmative Marketing Procedures in soliciting renters, determining their eligibility, and concluding all transactions. IHFA's procedures have been established to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status, or disability.

HOME applicants must identify the market that is least likely to apply for the HOME-assisted units. Upon receipt of an award, the organization must implement marketing procedures to reach those persons least likely to apply. Additionally, HOME recipients, must annually re-evaluate the market least likely to apply and target marketing efforts appropriately.

Examples of marketing outreach efforts include: advertising in local media or placing flyers in community centers, houses of worships, social service offices, etc.

Site and Neighborhood Standards

IHFA administers the HOME program in a manner that promotes housing opportunities and provides housing that is suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, E.O. 11063, and HUD regulations issued pursuant thereto. For new construction of HOME-assisted rental units, the applicant must demonstrate that the proposed development meets the site and neighborhood standards as given at 24 CFR 983.6(b).

Additional CHDO Requirements

Community Housing Development Organization (CHDO) applicants must certify that they continue to meet the requirements of 24 CFR 92.2.

Applications received from CHDOs must demonstrate that low- and moderate-income people have had the opportunity to advise the CHDO in its decisions regarding the design, siting, development, and management of the affordable housing undertaking.

Additionally, CHDOs that receive a HOME award must adhere to a fair lease and grievance procedure approved by IHFA and provide a plan for and follow a program of tenant participation in management decisions.

Lead Based Paint Requirements

Recipients of an IHFA HOME award are subject to the HUD lead based paint requirements found in 24 CFR Part 35. The chart below summarizes the requirement based on the amount of HOME funds subsidizing each HOME-assisted unit. For additional instructions, contact your IHFA Development Specialist.

	<u>Rehabilitation</u>			<u>Acquisition without Rehabilitation</u>
HOME Amount Per Unit:	≤\$5,000	\$5,000-\$25,000	>\$25,000	
Approach # to Lead Hazard Evaluation & Reduction (see detail in following chart)	1. Do no harm	3. Identify & control lead hazards	4. Identify & abate lead hazards	2. Identify & stabilize deteriorated paint
Notification of Tenants	Yes	Yes	Yes	Yes
Lead Hazard Evaluation	Paint Testing of surface to be disturbed by rehabilitation	Paint Testing of surface to be disturbed by rehabilitation & Risk Assessment	Paint Testing of surface to be disturbed by rehabilitation & Risk Assessment	Visual Assessment
Lead Hazard Reduction	Repair surfaces disturbed during rehabilitation. Safe work practices & clearance of work site	Interim controls Safe work practices & clearance of unit	Abatement (Interim Controls on exterior surfaces not disturbed by rehabilitation) Safe work practices & clearance of unit	Paint Stabilization Safe work practices & clearance of unit
Ongoing Maintenance	For HOME rental only	For HOME rental only	For HOME rental only	Yes (if ongoing relationship)

	<u>Rehabilitation</u>			<u>Acquisition without Rehabilitation</u>
HOME Amount Per Unit:	≤\$5,000	\$5,000-\$25,000	>\$25,000	
EIBLL Requirements	No	No	No	No
<u>Options</u>	Presume lead-based paint & use safe work practices on all surfaces	Presume lead-based paint &/or hazards & use standard treatments	Presume lead-based paint &/or hazards & abate all applicable surfaces	Test deteriorated paint. Use safe work practices only on lead-based paint surfaces.

Four Approaches To Implementing Lead Hazard Evaluation & Reduction:

Approach 1. Do No Harm		
<u>Lead Hazard Evaluation</u> Paint testing performed on surfaces to be disturbed	Lead Hazard Reduction Repair surfaces disturbed during work. Safe work practices used when working on areas identified as lead-based paint. Clearance performed on work site.	Options Presume lead-based paint is present and use safe work practices on all surfaces being disturbed.
Approach 2. Identify and Stabilize Deteriorated Paint		
Lead Hazard Evaluation Visual assessment performed to identify deteriorated paint.	Lead Hazard Reduction Paint stabilization of identified deteriorated paint. Safe work practices used. Clearance performed unit-wide.	Options Perform paint testing on deteriorated paint. Safe work practice requirements only apply to lead-based paint.
Approach 3. Identify and Control Lead Hazards		
Lead Hazard Evaluation Paint testing performed on surfaces to be disturbed. Risk assessment performed on entire dwelling.	Lead Hazard Reduction Interim controls performed on identified hazards. Safe work practices used. Clearance performed unit-wide.	Options Presume lead based paint &/or lead based paint hazards are present & perform standard treatments .
Approach 4. Identify and Abate Lead Hazards		
Lead Hazard Evaluation Paint testing performed on surfaces to be disturbed. Risk assessment performed on entire dwelling.	Lead Hazard Reduction Abatement performed on identified hazards. Interim controls performed on identified hazards on the exterior that are not disturbed by rehabilitation. Safe work practices used. Clearance performed unit wide.	Options Presume lead-based paint &/or lead-based paint hazards are present & perform abatement on all applicable surfaces -deteriorated, impact, friction, chewable surfaces, and surfaces to be disturbed.

Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA)

IHFA's goal is to minimize displacement of existing residents when federal and state funds are used for rehabilitation or acquisition. URA provisions apply to any person (including corporations, partnerships, proprietorships, and nonprofit organizations) who is involuntarily displaced because of a federally assisted development. Eligibility for URA coverage begins at the time that an offer to acquire is made for property in anticipation of a development planning to use federal funds. Tenants and owners at the time the offer to acquire is made are eligible to receive reimbursement for moving expenses. Residential tenants may also receive a housing cost allowance for up to 42 months.

Accessibility

The Federal Fair Housing Act Amendments of 1988 establishes the following seven design standards for all newly constructed multi-family housing of four or more units ready for first occupancy on or after March 13, 1991 (See 24 CFR 100.205). The housing is not covered if the last building permit was issued prior to June 15, 1990, or if the site is determined to be impractical.

- At least one building entrance must be on an accessible route.
- All public and common areas must be readily accessible to and usable by people with disabilities.
- All doors providing passage into and within all premises must be sufficiently wide for use by persons in wheelchairs.

Additionally, all ground floor units and all units on floors served by elevators must have:

- An accessible route into and through the dwelling.
- Accessible light switches, electrical outlets, thermostats, and other environmental controls.
- Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, and shower, when needed.
- Kitchens and bathrooms configured so that a person using a wheelchair can maneuver about the space.

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination against persons with disabilities in the operation of programs receiving Federal financial assistance. HUD regulations implementing Section 504 contain accessibility requirements for new construction and rehabilitation of housing as well as requirements for ensuring that the programs themselves are operated in a manner that is accessible to and usable by persons with disabilities. (See 24 CFR Part 8). Multifamily housing developments are defined at 24 CFR 8.3 as developments “containing five or more dwelling units.”

New Construction - HUD regulations implementing Section 504 at 24 CFR 8.22(a) require that new construction of multifamily developments be designed and constructed to be readily accessible to and usable by persons with disabilities. Both the individual units and the common areas in the building must be accessible. For new construction of multifamily rental developments, a minimum of five percent (5%) of the dwelling units in the development (but not less than one unit) must be accessible to individuals with mobility impairments. An additional two percent (2%) of the dwelling units (but at a minimum, not less than one unit) must be accessible to individuals with sensory impairments (i.e. hearing or vision impairments), unless HUD prescribes a higher number pursuant to 24 CFR 8.22(c).

Rehabilitation - Substantial Alterations - Section 504 requires that if alterations are undertaken to a housing development that has 15 or more units, and the rehabilitation costs will be 75 percent or more of the replacement cost of the completed facility, then such developments are considered to have undergone "substantial alterations" (24 CFR 8.23 (a)). For substantial alterations of multifamily rental housing, the accessibility requirements contained in 24 CFR 8.22 must be followed -- a minimum of five percent (5%) of the dwelling units in the development (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional two percent (2%), at a minimum (but not less than one unit), must be accessible to individuals with sensory impairments.

Rehabilitation - Other Alterations - When other alterations that do not meet the regulatory definition of substantial alterations are undertaken in multifamily rental housing developments of any size, these alterations must, to the maximum extent feasible, make the dwelling units accessible to and usable by individuals with disabilities, until a minimum of five percent (5%) of the dwelling units (but not less than

one unit) are accessible to people with mobility impairments, unless HUD prescribes a higher number pursuant to 24 CFR 8.23(b)(2). If alterations of single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, then the entire dwelling unit shall be made accessible. For this category of rehabilitation the additional two percent (2%) of the dwelling units requirement for individuals with sensory impairments does not apply. Alterations to common spaces must, to the maximum extent feasible, make those areas accessible. A recipient is not required to make a dwelling unit, common area, facility or element accessible, if doing so would impose undue financial and administrative burdens on the operation of the multifamily housing development. (24 CFR 8.23(b)) Therefore, recipients are required to provide access in covered alterations up to the point of being infeasible or an undue financial and administrative burden.

Accessibility Standards - Dwelling units designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) will be deemed to comply with the Section 504 regulation. For copies of UFAS, contact the HUD Distribution Center at 1-800-767-7468; hearing or speech-impaired persons may access this number via TTY by calling the Federal Information Relay Service at 1-800-877-8339. Accessible units must be, to the maximum extent feasible, distributed throughout the development and sites, and must be available in a sufficient range of sizes and amenities so as not to limit choice.

For further guidance regarding accessibility requirements, refer to HUD CPD Notice 00-09.